

ORDINANCE 2011-1

AN ORDINANCE ESTABLISHING METHOD, RULES AND PROCEDURES FOR THE 2011 TAX SALE AND ALLOCATING ADMINISTRATIVE COSTS TO DELINQUENT PROPERTIES.

WHEREAS the County Commission is charged under Utah Law with determination of the method of sale of delinquent properties for delinquent taxes; and

WHEREAS the attached "METHOD OF SALE" and "KANE COUNTY TAX SALE RULES," appear to facilitate the objectives of protecting the financial interest of the delinquent owner while meeting the county's need to collect delinquent taxes due; and

WHEREAS the Tax Sale creates costs of administration including advertising, noticing, litigation report, offering, mailing, etc.;

NOW THEREFORE, be it ordained that the attached PUBLIC NOTICE, METHOD OF SALE, and KANE COUNTY MAY TAX SALE RULES, are hereby adopted to govern the Kane County Tax Sale, and be it further ordained that a fee in the mount of \$250.00 per parcel be assessed for "administrative costs," and be it further ordained said fee be added to the taxes, penalties and interest outstanding on each delinquent property, along with recording and issuing fees, to cover a proportional share of the costs of such administration.

Adopted this 28th day of March, 2011

KANE COUNTY BOARD OF COMMISSIONERS

Attest: Karla Johnson
Clerk/Auditor
Karla Johnson

Douglas K. Heaton
Commission Chairman
Douglas K. Heaton

Dirk Clayson
Commissioner Dirk Clayson

Jim Matson
Commissioner Jim Matson

PUBLIC NOTICE

Notice is hereby given that on the 26th day of May, 2011 at 10:00 A.M. at the front door of the Kane County Courthouse, (sale will begin at the front door of the Courthouse and MAY be moved indoors for the County's convenience) Kanab, Kane County, Utah. The Kane County Auditor, Karla Johnson, will offer for sale at public auction and sell to the highest bidder for CASH pursuant to the provisions of Section 59-2-1351.1 Utah Code, the following described real estate situated in said County and now held by it under preliminary tax sale. No bid for less than the total amount of taxes, interest, penalty and costs which are charged upon said real estate will be accepted. NO PERSONAL CHECKS WILL BE ACCEPTED IN PAYMENT OF BID. KANE COUNTY DOES NOT WARRANTY ANY PARCEL, AND ALL TITLE SEARCHES ARE THE RESPONSIBILITY OF THE PURCHASER.

METHOD OF SALE

The Board of County Commissioners of Kane County has determined the following method of sale best meets the objectives of protecting the financial interests of the delinquent property owners and collecting delinquent property taxes due:

The highest bid amount for the entire parcel of property. However, a bid may not be accepted for an amount which is insufficient to pay the taxes, penalties, interest and administrative costs. Any unclaimed amount received in excess of the taxes due to all local governments and any administrative costs by the County shall be treated as surplus property and paid to the State Treasurer.

KANE COUNTY MAY TAX SALE RULES

1. The County Auditor will state the amount of taxes, penalties, interest, and administrative costs on the parcel being offered for sale, which is the amount at which bidding will begin and the lowest acceptable bid.
2. Upon receipt of a bid sufficient to pay taxes, penalties, interest and administrative costs on the parcel, higher bids shall be solicited. The bid received in the highest dollar amount, when no higher bids are tendered upon request by the Auditor, shall be the bid accepted. (if such bid is otherwise acceptable under these rules.)
3. Only cash or certified funds will be accepted in payment for property. Payment shall be made to the County Treasurer on or before 5:00 P.M. the day of the sale.
4. Each bidder shall pre-register prior to bidding and be given a number for bidding purposes. In the registration, each bidder shall properly and clearly identify correct information and address for use in issuance of deeds.
5. One deed, and only one deed, will be issued to the successful bidder on each parcel sold.
6. The bidder first recognized by the County Auditor will be the first bid recorded, etc. As in any auction, the bid recognized is the one in effect at the time.

7. Loud whispering, yelling or talking, other than bids, shall be avoided, so that accurate records may be kept of the proceedings of the sale.
8. The final bid number announced by the Auditor is the official sale, and the registered name and address will be the name that will go on the deed.
9. All bids shall be considered conditional, whether or not the bid is contested, until reviewed and accepted by the Board of County Commissioners, acting at a regularly scheduled meeting.
10. The County Commission reserves the right to reject any and all bids.
11. Upon any final bid being rejected, the next previous acceptable bid may be accepted and the property sold to such bidder.
12. A fee in the amount of \$250 will be assessed for "administrative costs" per parcel.
13. Any person wishing to contest any action taken in connection with the Kane County Tax Sale must present such protest to the Kane County Commission, in writing, within ten (10) days of the sale.
14. The period to redeem property prior to closing of the books and beginning of the Kane County Tax Sale shall end on May 25, 2011 at 5:00 P.M.
15. Any property listed may be subject to a roll-back tax under the provisions of "THE FARMLAND ASSESSMENT ACT" Utah Code Section 59-2-501 through 59-2-515.

2011 TAX SALE

KANE COUNTY COURTHOUSE
26 MAY 2011
10:00 AM

AMOUNT DUE BY 05-26-2011
PARCEL 1

3 HORNS RANCH LC

151 E 6100 S #316

MURRAY, UT 84107

ACCOUNT NUMBER 0072069

PARCEL NUMBER 39-1119

LEGAL DESCRIPTION:

SUBDIVISION: KANAB CREEK RANCHOS UNIT #2 LOT: 1119 UNIT: 2 ALL OF LOT #1119
KANAB CREEK RANCHOS SUBDIVISION UNIT #2

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$973.00

Parcel # 2 Redeemed

PARCEL 3

3 HORNS RANCH LC

151 E 6100 S #316

MURRAY, UT 84107

ACCOUNT NUMBER 0101827

PARCEL NUMBER 72-1372

LEGAL DESCRIPTION:

SUBDIVISION: KANAB CREEK RANCHOS UNIT #4 LOT: 1372 UNIT: 4 ALL OF LOT #1372
KANAB CREEK RANCHOS SUBDIVISION UNIT #4

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$1,043.37

PARCEL 4

WESTERN HORIZON LAND SERVICES CORP

PO BOX 336262

NORTH LAS VEGAS, NV 89033-6262

ACCOUNT NUMBER 0000995

PARCEL NUMBER B-13-31

LEGAL DESCRIPTION:

SECTION: 13 TOWNSHIP: 43 S RANGE: 2E ALL OF LOT #31 SEC 13 T43S R2E SLB&M CONT
2.93 ACRES M/L SUBJ TO R/W *BIG WATER, UTAH*

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$5,631.82

PARCEL 5

WESTERN HORIZON LAND SERVICES CORP

PO BOX 336262

NORTH LAS VEGAS, NV 89033-6262

ACCOUNT NUMBER 0001043

PARCEL NUMBER B-13-36

LEGAL DESCRIPTION:

SECTION: 13 TOWNSHIP: 43S RANGE: 2E ALL OF LOT #36 SEC 13 T43S R2E SLB&M CONT
2.60 AC M/L SUBJECT TO R/W

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$4,943.69

PARCEL 6

WESTERN HORIZON LAND SERVICES CORP
PO BOX 336262

NORTH LAS VEGAS, NV 89033-6262

ACCOUNT NUMBER 0001050

PARCEL NUMBER B-13-37

LEGAL DESCRIPTION:

SECTION: 13 TOWNSHIP: 43S RANGE: 2E ALL OF LOT #37 SEC 13 T43S R2E SLB&M CONT
2.6 ACRES M/L *BIG WATER, UTAH*

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$4,870.24

PARCEL 7

ANDERSON MARTIN P

566 CEDARWOOD TER

CEDAR CITY, UT 84720-3137

ACCOUNT NUMBER 0068430

PARCEL NUMBER 35-C-2

LEGAL DESCRIPTION:

SUBDIVISION: LONG VALLEY ESTATES BLOCK: C000 LOT: 2 ALL OF LOT #2 BLOCK "C"
LONG VALLEY ESTATES SUBDIVISION

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$1,830.96

Parcel 8-12 redeemed

PARCEL 13

CANNON ROGER W & ELAYNE O

10850 WILSHIRE BLVD STE 1200

LOS ANGELES, CA 90024-4324

ACCOUNT NUMBER 0047897

PARCEL NUMBER 19-E-9

LEGAL DESCRIPTION:

SUBDIVISION: WONDERLAND VISTA Unit "A" BLOCK: E000 LOT 9 UNIT: A000 ALL OF LOT
#9 BLOCK "E" WONDERLAND VISTA SUBDIVISION UNIT "A"

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$927.40

PARCEL 14

CLAYTON ROBERT D SR & JERILYN J -TR-

CLAYTON JERILYN

HC10 BOX 10810

ELY, NV 89301

ACCOUNT NUMBER 0122427

PARCEL NUMBER 9-6-29-8

LEGAL DESCRIPTION:

SECTION 29 TOWNSHIP: 39S RANGE: 6W THE N/2S/2NW/4SW/4 SEC 29 T39S R6W SLB&M
UTAH SUBJ TO R/W'S *CONSOLIDATED MORTGAGE CORP PROFIT SHARING PLAN &
TRUST 10/80 INT* *OF THE CLAYTON FAMILY TRUST 10/80 INT**FOR WARREN
PETERSON TRUST 18/80 INT*

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$1,616.10

PARCEL 15

CONSOLIDATED MORTGAGE CORP
CLAYTON JERILYN
HC10 BOX 10810
ELY, NV 89301

ACCOUNT NUMBER 0122294

PARCEL NUMBER 9-6-29-40

LEGAL DESCRIPTION:

SECTION 29 TOWNSHIP: 39S RANGE: 6W THE E/2E/2SE/4NW/4 SEC 29 T39S R6W SLB&M
UTAH SUBJ TO R/W'S *CONSOLIDATED MORTGAGE CORP PROFIT SHARING PLAN &
TRUST 10/80 INT* *OF THE CLAYTON FAMILY TRUST 10/80 INT**FOR WARREN
PETERSON TRUST 18/80 INT*

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$1,616.10

PARCEL 16

CONSOLIDATED MORTGAGE CORP
CLAYTON JERILYN
HC10 BOX 10810
ELY, NV 89301

ACCOUNT NUMBER 0122302

PARCEL NUMBER 9-6-29-41

LEGAL DESCRIPTION:

SECTION 29 TOWNSHIP: 39S RANGE: 6W THE W/2E/2SE/4NW/4 SEC 29 T39S R6W SLB&M
UTAH SUBJ TO R/W'S *CONSOLIDATED MORTGAGE CORP PROFIT SHARING PLAN &
TRUST 10/80 INT* *OF THE CLAYTON FAMILY TRUST 10/80 INT**FOR WARREN
PETERSON TRUST 18/80 INT*

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$1,616.10

PARCEL 17

CONSOLIDATED MORTGAGE CORP
CLAYTON JERILYN
HC10 BOX 10810
ELY, NV 89301

ACCOUNT NUMBER 0122310

PARCEL NUMBER 9-6-29-42

LEGAL DESCRIPTION:

SECTION 29 TOWNSHIP: 39S RANGE: 6W THE E/2W/2SE/4NW/4 SEC 29 T39S R6W SLB&M
UTAH SUBJ TO R/W'S *CONSOLIDATED MORTGAGE CORP PROFIT SHARING PLAN &
TRUST 10/80 INT* *OF THE CLAYTON FAMILY TRUST 10/80 INT**FOR WARREN
PETERSON TRUST 18/80 INT*

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$1,616.10

PARCEL 18

COOK K BRINTON
513 E LAMADRE WAY
N LAS VEGAS, NV 89018-3048
ACCOUNT NUMBER 0046105

PARCEL NUMBER 15-7-10

LEGAL DESCRIPTION:

SUBDIVISION: BRYCE WOODLAND ESTATES UNIT #2 BLOCK: 7 LOT: 10 UNIT: 2 ALL OF
LOT #10 BLOCK 7 BRYCE WOODLAND ESTATES SUBDIVISION UNIT #2

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$604.19

PARCEL 19

COOK K BRINTON & STEPHANIE L

513 E LAMADRE WAY

N LAS VEGAS NV 89018-3048

ACCOUNT NUMBER 0046113

PARCEL NUMBER 15-7-11

LEGAL DESCRIPTION:

SUBDIVISION: BRYCE WOODLAND ESTATES UNIT #2 BLOCK: 7 LOT: 11 UNIT: 1 ALL OF
LOT #11 BLOCK 7 BRYCE WOODLAND ESTATES SUBDIVISION UNIT #2

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$604.08

PARCEL 20

COSTA MILO RAY

22131 E CLOUD RD

QUEEN CREEK AZ 85242

ACCOUNT NUMBER 0009061

PARCEL NUMBER B-J-N-17

LEGAL DESCRIPTION:

SUBDIVISION: GLEN CANYON TOWNSITE BLOCK: N000 LOT: 17 TRACT: A000 ALL OF LOT
#17 BLOCK "N" REVISED PLAT "A" OFFICIAL TOWNSITE GLEN CANYON, UTAH *BIG
WATER, UTAH*

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$1,603.56

Parcel #21 Redeemed

PARCEL 22

DESSAUER BRIAN SCOTT & JANET M

4200 THICKET AVE

LAS VEGAS NV 89031

ACCOUNT NUMBER 0124381

PARCEL NUMBER 123-48-3

LEGAL DESCRIPTION:

SUBDIVISION: SKYHAVEN MTN RETREAT UNIT #3 LOT: 48 UNIT: 3 ALL OF LOT #48
SKYHAVEN MOUNTAIN RETREAT SUBDIVISION UNIT #3

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$926.35

Parcel # 23 Redeemed

PARCEL 24

HIRD THOMAS L
591 SW DOGWOOD RD
PORT ORCHARD WA 98367-5429
ACCOUNT NUMBER 0048333

PARCEL NUMBER 2-A-15

LEGAL DESCRIPTION:

SUBDIVISION: SKYHAVEN MTN RETREAT UNIT #1 BLOCK: A000 LOT: 15 UNIT: 1 ALL OF
LOT #15 BLOCK "A" SKYHAVEN MOUNTAIN RETREAT SUBDIVISION UNIT #1

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE \$555.2

Parcels# 25-27 Redeemed

NUMBER 0-9-28-1D

PARCEL 28

JACKSON CHARLES W & RITA J
4451 WISCONSIN AVE
LAS VEGAS NV 89104-5520
ACCOUNT NUMBER 0022742

PARCEL NUMBER N-21

LEGAL DESCRIPTION:

SUBDIVISION: NAVAJO LAKE ESTATES UNIT #1 LOT: 21 UNIT: 1 ALL OF LOT #21 NAVAJO
LAKE ESTATES SUBDIVISION UNIT #1

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE \$1,226.04

PARCEL 29

KEIL TERRENCE K & BARBARA
3700 TIMBERLAKE DR
LAS VEGAS NV 89115-0258
ACCOUNT NUMBER 0036411

PARCEL NUMBER 114-2-9

LEGAL DESCRIPTION:

SUBDIVISION: ZION HUNTING ESTATES BLOCK: 2 LOT: 9 ALL OF LOT #9 BLOCK 2 ZION
HUNTING ESTATES SUBDIVISION

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE \$945.43

PARCEL 30

KNA INC
43 LAKEVIEW DR
DOUGLAS WY 82663-9002
ACCOUNT NUMBER 0127202

PARCEL NUMBER 97-12

LEGAL DESCRIPTION:

SUBDIVISION: DEER SPRINGS RANCH PLAT "A" LOT: 12 TRACT: A000 ALL OF LOT #12
DEER SPRINGS RANCH SUBDIVISION PLAT "A"

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE \$1,244.54

Parcel 31 Withdrawn

PARCEL 32

LEBARON E E & JUDY LYNN

2717 SANDPIPER DR
COSTA MESA CA 92626-4737
ACCOUNT NUMBER 0123532
LEGAL DESCRIPTION:

PARCEL NUMBER 9-8-10-3A

SECTION: 10 TOWNSHIP: 39S RANGE: 8W BEG AT THE NE COR OF THE SE/4SE/4 OF
SEC 10 T39S R8W SLB&M, UTAH & RUN TH N 89°09'43" W 292.2 FT; TH S 00°53'24" E 395.1
FT; TH N 70°17'38" E 42.7 FT; TH AROUND A 50 FT RADIUS CURVE TO THE RIGHT 175.4
FT; TH S 65°08'45" E 174.1 FT; TH N 0°53'23" W 474 FT TO THE PT OF BEG. CONT 4.991
AC, M/L.

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$1,061.15

PARCEL 39

MCDONALD GARY
PO BOX 543
KANAB UT 84741-0543
ACCOUNT NUMBER 0015779
LEGAL DESCRIPTION:

PARCEL NUMBER K-4-18-ANNEX

SUBDIVISION: KANAB ANNEX 4 SECTION: 27 TOWNSHIP: 43S RANGE: 6 W BEG AT A PT
WH IS W 75.0 RODS FROM THE NE COR OF THE SW/4NW/4 OF SEC 27 T43S R6W SLB&M
& RUN TH E 677.50 FT; TH S 709.5 FT; TH W 578.5 FT; TH N 165.0 FT; TH W 16.5 FT; TH N
37.5 FT; TH E 104.48 FT; TH N 15°0' W 171.86 FT; TH E 51.76 FT; TH S 15°00' E 232.94 FT;
TH E 129.91 FT; TH N 150.0 FT; TH W 40.0 FT; TH N 75.0 FT; TH W 112.45 FT; TH N 60.0 FT
TO A PT WH IS S 28.10 FT & E 232.0 FT FROM THE PT OF BEG; TH NW'LY 365.40 FT TO
THE PT OF BEG. LESS ANY PART PREVIOUSLY DEEDED C.B. FORD LESS 0.56 AC TO
K-4-18A ANNEX LESS 6.49 AC TO SO UTAH UNIV LEAVING 0.75 AC M/L

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$409.47

Parcels #40-41 Redeemed

PARCEL 42

NEVADA HOT PROPERTIES INC
1759 FRANKLIN CHASE TERR
HENDERSON NV 89012

ACCOUNT NUMBER 0058274
LEGAL DESCRIPTION:

PARCEL NUMBER 29-7-104

SUBDIVISION: BRYCE WOODLAND ESTATES UNIT #5C BLOCK: 7 LOT: 104 UNIT: 5C ALL
OF LOT #104 BLOCK 7 BRYCE WOODLAND ESTATES SUBDIVISION UNIT #5C

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$628.06

Parcel #43-46 Redeemed

PARCEL 47

RHODES THOMAS E & LYNDA D
165 E 400 S TRLR 25
KANAB UT 84741-3668

ACCOUNT NUMBER 0022460
LEGAL DESCRIPTION:

PARCEL NUMBER N-2-198

SUBDIVISION: NAVAJO LAKE ESTATES UNIT #2 LOT: 198 UNIT: 2 ALL OF LOT #198
NAVAJO LAKE ESTATES SUBDIVISION #2

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$1,912.32

Parcel #48 Redeemed

PARCEL 49

SEA RAY INVESTMENTS LLC

144 W BRIGHAM RD STE 5

SAINT GEORGE UT 84790

ACCOUNT NUMBER 0140254

PARCEL NUMBER B-13-40

LEGAL DESCRIPTION:

SECTION: 13 TOWNSHIP: 43S RANGE: 2 E ALL OF LOT 40 SEC 13 T43S R2E SLB&M *BIG
WATER, UTAH*

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$11,209.86

PARCEL 50

SEA RAY INVESTMENTS LLC

144 W BRIGHAM RD STE 5

SAINT GEORGE UT 84790

ACCOUNT NUMBER 0140262

PARCEL NUMBER B-13-41

LEGAL DESCRIPTION:

SECTION: 13 TOWNSHIP: 43S RANGE: 2E ALL OF LOT #41 SEC 13 T43S R2E SLB&M *BIG
WATER UTAH*

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$3,113.62

PARCEL 51

SEA RAY INVESTMENTS LLC

144 W BRIGHAM RD STE 5

SAINT GEORGE UT 84790

ACCOUNT NUMBER 0140270

PARCEL NUMBER B-13-42

LEGAL DESCRIPTION:

SECTION: 13 TOWNSHIP: 43S RANGE: 2E ALL OF LOT #42 SEC 13 T43S R2E SLB&M *BIG
WATER, UTAH*

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$3,113.62

Parcel # 52 redeemed

Parcel #53 Withdrawn

PARCEL 54

THEABOLD LARRY M & KATHY R

1662 E 2250 S

ST GEORGE UT 84790

ACCOUNT NUMBER 0127780

PARCEL NUMBER 98-70

LEGAL DESCRIPTION:

SUBDIVISION: DEER SPRINGS RANCH PLAT "B" LOT: 70 TRACT: B000 ALL OF LOT #70
DEER SPRINGS RANCH SUBDIVISION PLAT "B"

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$1,244.22

Parcel #55 Redeemed

Parcel # 56-57 withdrawn

PARCEL 58

WESTFALL ROBERT L JR & GRACIE L
9332 TANGO MOON CT
LAS VEGAS NV 89149

ACCOUNT NUMBER 0133267

PARCEL NUMBER 123-149-3

LEGAL DESCRIPTION:

SUBDIVISION: SKYHAVEN MTN RETREAT UNIT #3 LOT: 149 UNIT: 3 ALL OF LOT #149
SKYHAVEN MOUNTAIN RETREAT SUBDIVISION UNIT #3

TOTAL TAXES, PENALTY & INTEREST
& ADMINISTRATION FEE DUE

\$988.89